

MASTER PLAN

**TOWN OF MARLOW
NEW HAMPSHIRE
2003**

MARLOW PLANNING BOARD MASTER PLAN ADOPTION

By New Hampshire State Statute (RSA 674:3) the Planning Board is responsible for the preparation and amendment or revision of the Town's Master Plan. This plan, therefore, has been developed as the Town's Master Plan to guide the development of Marlow. The plan's purpose is to serve as a guide to the citizens, town officials, Planning Board and other town boards and commissions when they make decisions affecting the development of Marlow.

This Master Plan has been adopted in accordance with RSA 675:6 this ____ day of _____, 2003.

Adopted and certified by the Marlow Planning Board

Filed with the Town Clerk

_____ Date: _____

MARLOW BOARD OF SELECTMEN MASTER PLAN ADOPTION

By New Hampshire State Statute (RSA 674:3) the Planning Board is responsible for the preparation and amendment or revision of the Town's Master Plan. This plan, therefore, has been developed as the town's Master Plan to guide the development of Marlow and has been adopted by the Marlow Planning Board.

In that the plan's purpose is to serve as a guide to the citizens, town officials, Planning Board and other town boards and commissions when they make decisions affecting the development of Marlow, it is desirable that the Marlow Board of Selectmen, the executive entity of Marlow that adopts policies and ordinances, sets priorities and proposes budgets, also adopts this plan.

This Master Plan has been adopted in public meeting by the Marlow Board of Selectmen on this ____ day of _____, 2003.

Adopted by the Marlow Board of Selectmen

MISSION STATEMENT

Overall Community Goal

To maintain scenic, historic and environmental assets of the town,
including farms, woodlands, open fields and views,
in order to preserve the rural small town atmosphere of the community.

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OVERALL COMMUNITY CHARACTER

Marlow is a small, rural community in the Connecticut River Valley, approximately 15 miles north of Keene. It is located around the juncture of NH Route 10, generally running north and south, and NH Route 123, generally running east and west. Not only is Marlow a rural community as indicated by its population size, but also Table 1 indicates that, economically, Marlow is a rural community by the fact that it supplies employment to only 23% of its resident work force. While the aggregate numbers are not large, Marlow also shows signs of becoming a “bedroom” community to Keene. In fact 68% of its resident workers commute to Keene for employment.

TABLE 1
Commuting Patterns
Marlow 1990

1990 Population	650
Residents Working	327
# of Residents and Nonresidents Working In Town	338
# of Residents Working In Town	105
# of Commuters Into Town	233
% of In-Town Work Force Commuting Into Town	68.9
# of Working Residents Commuting Out of Town	222
% of Working Residents Commuting Out of Town	67.9
Out-of-Town Destination Keene, NH	113
Brattleboro, VT	7
Tewksbury, MA	5
Other Towns in MA	2
Other Destination	7

Source: New Hampshire Commuting Patterns from the 1990 US Census,
NH Employment Security, 1994, Revised 1997

These statistics were the latest available at the time of this study. Since 1990, however, a major employer has relocated to the Nashua area. As a result, there will currently be more commuting out-of-town than previously.

POPULATION AND ECONOMICS

Current Population Data and Projections

According to statistics from the U.S. Census, the town of Marlow experienced a decline in population between the years 1920 and 1940. During this period, the town's population fell from 401 persons to 288, a decrease of 28%. This was probably due to the stock market collapse and the following economic Depression. The 1940–1950 reversal would most likely have been started from World War II returning service persons. This population loss, however, was not fully recovered until the 1970's. The 2000 U.S. Census indicates that Marlow's population has grown since 1970, to approximately 747 persons in 2000, an increase of almost 92 percent. On average this is 3 percent per year. Table 2 below illustrates the trends in Marlow's population over the past 70 years.

TABLE 2
Population Patterns
Marlow 1920 - 2000

<u>Year</u>	<u>Population</u>	<u># Change</u>	<u>% Change</u>
1920	401		
1930	330	(71)	(17.7)
1940	288	(42)	(12.7)
1950	330	42	14.6
1960	350	20	6.1
1970	390	40	11.4
1980	542	152	39.0
1990	650	108	19.9
2000	747	97	14.5

Source: US Census

Table 3, below, illustrates the 2000 population by age group. The first group, 0-5 year olds, represents preschool children; the second group, 5-19 year olds, represents the school population; the third group, 20-64 year olds, are the working population; and the retirees are the fourth group, persons 65 or more years old. The various populations have varying demands on the community's daycare needs, school budgets, housing needs and the provision of elderly services. Some of these concerns result in budgeted items and some are affected by development regulations and some are dealt with through private social service providers that may, or may not, be supported through the town's budget.

Percent comparisons are also made to the total New Hampshire population. As a percentage, the school demand is less than in the state as a whole, while the elderly population is a larger population than in the state as a whole.

TABLE 3
Population by Age
Marlow and NH 2000

<u>Age Group</u>	<u>Marlow</u>		<u>New Hampshire</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
0 - 5 Years	52	7.0%	75,685	6.1%
5 - 19 Years	145	19.4%	268,480	21.7%
20 - 64 Years	452	60.5%	743,651	60.2%
65 + Years	98	13.1%	147,970	12.0%
Totals	747	100.0%*	1,235,786	100.0%
Median Age	39.6	--	37.1	--

Source: US Census.

Table 4 illustrates that Marlow has 292 household heads, representing 39% of the population. These household heads are joined with 196 spouses, 202 children, 22 household relatives, and 35 non-relatives. Of these 292 households, illustrated on Table 5, 76% are families and 24% are non-family households. 107 of these households have children of preschool or school age. 67 have an elderly person in the household, and in 20 cases the elderly person lives alone. Marlow's average household size is 2.6 persons and the average family size is 2.9 persons. These averages sizes are smaller than the state overall, 2.53 and 3.03, respectively.

TABLE 4
Family Relationships
Marlow 2000

Category	Number	Percent
Householder	292	39.1%
Spouse	196	26.2%
Child	202	27.0%
Other Relative	22	3.0%
Non-relative	35	4.7%
Total Population	747	100.0%

Source: US Census

TABLE 5
Households by Type
Marlow 2000

Category	Number	Percent
Family Households	222	76.0%
Non-family Households	70	24.0%
Total Households	292	100.0%
Households with persons under 18 years old	107	36.6%
Households with persons 65 or over	67	22.9%
Householder over 65 and living alone	20	6.8%
Average Household Size	2.6	--
Average Family Size	2.9	--

Source: US Census

Population growth is estimated by the New Hampshire Office of State Planning that becomes the official accepted projection. Their last estimate was completed in 1997, prior to the 2000 census. This estimate has been modified; starting with the 2000 census and utilizing the Office of State Planning percentage increases for projected growth. Table 6 illustrates this projected population growth.

TABLE 6
Projected Population
Marlow

Year	2000	2005	2010	2015	2020
Population	747	767	791	814	838
Average Household Size	2.56	2.52	2.5	2.48	2.46
Number of Households	292	304	316	328	341

Source: US Census and Municipal Resources, Inc.

Additionally, the average household size has been dropping in recent years. This trend is expected to continue. As a result the number of households created from this population will continue to increase. While the Office of State Planning has yet to project average household size, this may result in approximately a dozen new homes being constructed every five years.

TABLE 7
Projected Population by Age
Marlow

Age Group	2000		2005		2010		2015	
	Number	%	Number	%	Number	%	Number	%
0 - 5 Years	52	7.0	51	6.6	49	6.2	46	5.5
5 - 19 Years	145	19.4	144	18.8	147	18.6	153	18.2
20 - 64 Years	452	60.5	467	60.9	486	61.4	518	61.8
65 + Years	98	13.1	105	13.7	109	13.8	121	14.5
Totals	747	100.0	767	100.0	791	100.0	838	100.0

Source: US Census, NH Office of State Planning and Municipal Resources, Inc.

Population may also be projected by age group. Starting with the 2000 census, and assuming that percentages by age group projected for Cheshire County will fairly represent those of Marlow, projections for Marlow by age group are illustrated in Table 7, above. It is suggested that in the next fifteen years the total number of pre-school age children may decline slightly; the number of school age children (5-19 years) may increase slightly; the working 20-64 year age group may grow; as well that of persons 65 or over years old.

Current Economic Data and Projections

Marlow is located within and is economically integral to Cheshire County. As noted in Marlow's overall community profile, 68% of its residents commute out into this larger economic sphere for employment. Additionally, as a small town within this larger economic sphere, separate economic data is typically unavailable. The data that follows is the most recent from the New Hampshire Employment Security Economic and Labor Market Information Bureau. Cheshire County employment and wage statistics for 1999 follow in Table 8.

TABLE 8
Employment and Wages
Cheshire County 1999

SIC* Code	Industry	Units	Average Employment	Average Weekly Wage
01 - 09	Agriculture, Forestry and Fishing	58	396	\$546
10 - 14	Mining	**	**	**
15 - 17	Construction	210	1,471	\$635
20 - 39	Manufacturing	180	6,554	\$675
40 - 49	Transportation and Public Utilities	70	981	\$638
50 - 51	Wholesale Trade	160	1,399	\$704
52 - 59	Retail Trade	459	6,823	\$324
60 - 6	Finance, Insurance and Real Estate	126	2,109	\$888
70 - 89	Services	610	7,583	\$454
99	Non-Class	**	**	**
	Government	124	4,356	\$504

* Standard Industrial Classification

** Data does not meet disclosure standards

Source: New Hampshire Employment Security
Economic and Labor Market Information Bureau

Cheshire County's total covered employment increased 1.3%, adding 404 jobs from 1998 to 1999. The largest gain occurred in transportation and public utilities, adding 191 jobs. Government followed, adding 118 jobs, 95% of which were in local government. Employment in finance, insurance and real estate increased 47 bringing the 1999 total to 2,109. Insurance agents, brokers and service and real estate combined claimed 85% of the new jobs in this division. Manufacturing added 44 jobs over the year, all in non-durable goods. Every major industry group in non-durable goods either lost employment or remained unchanged over the year except paper and allied products.

Employment in retail trade fell by 38 jobs from 1998 to 1999, the largest decrease for any employment division. Within retail trade the job losses were found mostly in eating and drinking places and miscellaneous trade. Wholesale trade, agriculture, forestry and fishing, and services experienced job losses of 29, 25 and 5, respectively.

The 1999 average weekly wage for all employment in Cheshire County increased 2.8 percent, a growth of \$14.51. The private average weekly wage had a slightly stronger growth at 3.3 percent, while government wages declined 0.2 percent from 1998 to 1999. Wholesale trade recorded the largest gain in average weekly wage with an increase of \$75.77 over the year. Transportation and public utilities followed with an increase of 62.24%.

Manufacturing showed an increase of \$39.96 in average weekly wages. Within manufacturing, industries had a vast range of gains and losses. Lumber and wood products had a gain of \$90.96, while fabricated metal products lost \$52.93. Services also saw an increase in its average weekly wage, \$21.61 over the year. As was the case with manufacturing, industries within services saw a range of gains and losses. Automotive service saw a growth of \$64.12, while amusement and recreation services dropped \$12.09.

Agriculture, forestry and fishing showed the largest decline in average weekly wage, \$50.49. Retail trade recorded a drop of \$27.54 from 1998 to 1999. Within retail trade; miscellaneous retail's average weekly wage plummeted by \$291.75. A drop of \$152.14 in depository institutions drove the over-the-year decrease in average weekly wage for the finance, insurance and real estate category.

Private jobs and their average weekly wage for the towns of Cheshire County are illustrated in Table 9. While Marlow's statistics are not disclosed, its residents' average weekly wages should be similar to the surrounding area. The weekly wage for government jobs follows in Table 10.

TABLE 9
Private Jobs and Wages
Cheshire County Towns 2000

Town	Manufacturing Jobs			Non-manufacturing Jobs			Total Private Jobs		
	# of Estab.	Avg. Empl. (Jobs)	Average Weekly Wage	# of Estab.	Avg. Empl. (Jobs)	Average Weekly Wage	# of Estab.	Avg Empl. (Jobs)	Average Weekly Wage
Alstead	9	58	\$555	31	143	\$523	40	201	\$539
Chesterfield	5	40	\$819	63	682	\$651	68	724	\$735
Dublin	5	92	*	41	378	*	46	470	*
Fitzwilliam	11	157	\$762	33	235	\$574	44	392	\$668
Gilsum	4	26	\$505	16	84	\$477	20	110	\$491
Harrisville	3	*	*	9	*	*	12	*	*
Hinsdale	8	265	\$508	40	526	\$344	48	791	\$426
Jaffrey	24	1,231	\$796	123	1,099	\$463	147	2,330	\$630
Keene	53	3,377	\$743	831	13,181	\$505	884	16,558	\$624
Marlborough	7	158	*	53	280	*	60	438	*
Marlow	*	*	*	*	*	*	*	*	*
Nelson	*	*	*	*	*	*	*	*	*
Richmond	4	5	\$267	10	32	\$312	14	37	\$290
Rindge	7	93	*	90	1,456	*	97	1,549	*
Roxbury	0	0	0	*	*	*	*	*	*
Stoddard	*	*	*	*	*	*	*	*	*
Sullivan	*	*	*	*	*	*	*	*	*
Surry	*	*	*	*	*	*	*	*	*
Swanzey	14	213	\$563	117	834	\$498	131	1,047	\$531
Troy	3	*	*	26	*	*	29	*	*
Walpole	11	213	\$661	110	1,000	\$600	121	1,213	\$631
Westmoreland	5	28	\$762	37	468	\$754	42	496	\$758
Winchester	12	285	\$595	48	366	\$313	60	651	\$454

* Data does not meet disclosure standards

Source: New Hampshire Employment Security
Economic and Labor Market Information Bureau

TABLE 10
Government Jobs and Wages
Cheshire County Towns 2000

	<u>Federal Govt.</u>		<u>State Govt.</u>		<u>Local Govt.</u>		<u>Total Govt. Jobs</u>	
	<u>Avg. Emply. (Jobs)</u>	<u>Average Weekly Wage</u>						
Alstead	3	\$788	0	0	26	\$156	29	\$221
Chesterfield	8	\$708	17	\$480	119	\$451	143	\$467
Dublin	2	\$785	0	0	16	\$506	18	\$543
Fitzwilliam	3	\$638	4	\$337	62	\$427	69	\$431
Gilsum	3	\$315	6	\$574	17	\$445	26	\$460
Harrisville	2	\$444	0	0	21	\$185	23	\$204
Hinsdale	3	\$843	25	\$377	28	\$581	56	\$505
Jaffrey	13	\$668	17	\$296	322	\$572	352	\$562
Keene	158	\$636	921	\$571	1,145	\$568	2,223	\$574
Marlborough	7	\$595	7	\$507	90	\$407	104	\$426
Marlow	0	0	6	\$581	30	\$240	36	\$298
Nelson	0	0	0	0	28	\$256	28	\$255
Richmond	0	0	0	0	20	\$95	20	\$95
Rindge	5	\$745	12	\$459	40	\$404	57	\$445
Roxbury	0	0	0	0	4	\$57	4	*
Stoddard	0	0	6	\$511	22	\$227	28	\$285
Sullivan	1	\$510	0	0	14	\$357	15	\$367
Surry	0	0	0	0	14	\$374	14	\$374
Swanzy	7	\$622	13	\$477	603	\$514	623	\$514
Troy	3	\$613	5	\$520	66	\$289	74	\$406
Walpole	9	\$794	5	\$285	45	\$249	59	\$334
Westmoreland	2	\$690	8	\$547	402	\$427	412	\$431
Winchester	4	\$813	5	\$312	50	\$356	59	\$384

* Data does not meet disclosure standards

Source: New Hampshire Employment Security
Economic and Labor Market Information Bureau

In the longer period, total covered employment increased 4.0 percent from 1997 to 2000. This increase was well below the statewide growth rate of 9.1 percent, indicating a relative economic weakness.

Within this three-year period, however, government had the largest growth in employment, adding 290 jobs. Transportation and public utilities added 260, mostly in trucking and warehousing. Employment in finance, insurance and real estate increased 164 from 1996 to 1999. Construction gained 174 jobs. Services gained 83 jobs. Retail trade added 69 jobs, mostly in automotive dealers and service stations, while wholesale trade lost 95 jobs.

The employment decrease in manufacturing was driven by a loss of 104 jobs in durable goods, the net change from a 246 loss in industrial machinery and equipment and a 189 gain in fabricated metal products. The addition of 31 jobs in agriculture, forestry and fishing came mostly in agriculture services.

Income, resulting from wages and other sources, may be measured in a number of ways, for example: per capita, per household or per family. Additionally, comparative figures, particularly for small locations are sometimes not published. Table 11, however, illustrates comparative figures for the per capita income of New Hampshire's counties. While New Hampshire ranked high nationally, fifth in 1998, Cheshire County ranked seventh out of the state's ten counties. Further, with a per capita income range from \$32,423 to \$23,370, Cheshire County ranks at the bottom 23 percent. While comparative statistics were not found for the same years, it appears that Marlow's position within Cheshire County is on the low side. This low per capita income, however, is expected to rise as agriculture continues to decline, as job skills and job types of Marlow's residents improve, and as higher paying home occupations are added to the local economy.

TABLE 11
Per Capita Income
New Hampshire

Location	1996	1998	1997-1998 Increase
New Hampshire	--	\$29,480	--
Rockingham County	--	\$32,423	6.6%
Hillsborough County	--	\$31,315	6.5%
Merrimack County	--	\$29,439	5.1%
Grafton County	--	\$28,826	6.4%
Belknap County	--	\$27,824	5.4%
Carroll County	--	\$27,664	4.4%
Cheshire County	--	\$25,442	6.4%
Marlow	\$15,902	--	--
Stafford County	--	\$24,515	5.9%
Sullivan County	--	\$24,199	4.3%
Coos County	--	\$23,370	8.8%

Source: US Census, NH Office of State Planning and
NH Department of Revenue Administration

Unemployment has historically been low for the entire state over recent years. The New Hampshire portion of the Keene-Brattleboro labor market area has shown an unemployment rate over the first eleven months of 2001 to be ranging from 2.1 to 3.0 percent. The entire labor market has ranged from 2.6 to 3.0 percent unemployment over this same timeframe.

HOUSING

Housing Goal

To provide decent, safe, sanitary and affordable housing opportunities for a wide range of people from different income levels

Housing Policies

- Insure that local regulations remain non-discriminatory.
- Rely upon State codes and regulations relative to housing safety and sanitation.

Current Data and Projections

The 292 households reported by the 2000 Census account for the 292 occupied units shown in Table 12, below. Additionally, there are 104 vacant units, making a total housing stock of 396 units. It is also reported that there are 86 seasonal housing units in Marlow, probably summer cottages around the town's ponds, that make up part of the 104 total vacant units.

Of the 292 occupied housing units, shown in Table 13 below, 84% are owner occupied and 16% are renter occupied. These are compared to 70% and 30%, respectively, in New Hampshire overall, and suggest a greater degree of stability and the other attributes that are assumed to follow with home ownership.

TABLE 12
Housing Occupancy
Marlow

	Number	Percent
Occupied Units	292	73.7%
Vacant Units	104	26.3%
Total Units	396	100.0%
Seasonal and Vacant	86	21.7%

TABLE 13
Housing Tenure
Marlow

	Number	Percent
Owner Occupied	246	84.2%
Renter Occupied	46	15.8%
Total Units	292	100.0%

Source: US Census

Returning to Table 6, Projected Population: Marlow, the projected housing growth follows directly, and is illustrated in Table 14, below. Housing growth should be approximately a dozen new homes each five-year period. This is basically identical to the growth between 1990 and 2000 when there were approximately twenty-five building permits for new homes.

TABLE 14
Housing Growth
Marlow

Year	2000	2005	2010	2015	2020
Population	747	767	791	814	838
Average Household Size	2.56	2.52	2.5	2.48	2.46
Number of Households	292	304	316	328	341
Number Households Added		12	12	12	13

Source: US Census and Municipal Resources, Inc.

AGRICULTURE, COMMERCIAL & INDUSTRY

Agriculture, Commerce and Industry Goal

To provide a stable local economy, to create more jobs and economic activity, and a broader tax base for Marlow.

Agriculture, Commerce and Industry Policies

- Allow industry and commerce, which is appropriate to Marlow, and create an environment in which present economic activity can expand. Appropriate would be: utilize existing labor, be small, locally based and environmentally clean.
- Allow home-based industry through its recognition as a permitted use in Marlow's Zoning Regulations.
- Allow domestic and farm animals, if on appropriate land size and if there are minimal impacts on adjoining properties.

Current Data and Projections

Agriculture has continued to lessen as a means of livelihood for the residents of Marlow. Between 1950 and 1970 land in agricultural decreased by 45%. This trend, while slowed, has continued. Additionally, as will be noted in the land use section of this plan, in 2000 there were only 16 acres of land in commercial and industrial use. And as noted earlier in this plan, 68% of employed residents commute to employment opportunities out of town, reflecting this land use.

LAND USE

Land Use and Preservation Goal

To preserve and enhance the physical environment of Marlow, including its scenic, natural, and man-made elements.

Land Use and Preservation Policies

- Inventory and maintain the historic assets of the community, including historic sites, town buildings and other historic buildings, especially those within the designated local historical districts.
- Inventory, maintain and improve water quality of the Ashuelot River and various streams, ponds and wetlands in the town in cooperation with the Ashuelot River Advisory Committee.
- Regulate new residential and commercial growth to occur on suitable land in keeping with the rural atmosphere of the community, without taxing town facilities.

Current Data and Projections

Marlow has a total area of 16,960 acres, of which 1,635 acres are committed to existing development of roads and buildings. This means that only 9.7 percent of Marlow's total area is developed while 15,325 acres or 90.3 percent of the remaining land and water are potentially available for development. Of course, not all of this land and water area can support development because of a variety of factors. These factors include accessibility, soil conditions, water and wetlands, and topographic constraints to development.

TABLE 15
Existing Land Use
Marlow 2000

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent of Developed Land</u>	<u>Percent of Total Land and Water</u>
Residential	337	20.6%	2.0%
Commercial	9	0.5%	0.1%
Industrial	7	0.4%	0.0%
Governmental	37	2.3%	0.2%
Institutional	9	0.6%	0.1%
Recreational	733	44.8%	4.3%
Agricultural	211	12.9%	1.3%
Road Network	292	17.9%	1.7%
Total Developed Land	1,635	100.0%	9.7%
Remaining Land & Water	15,287		90.3%
Total Land and Water	16,922		100.0%

Source: Municipal Resources, Inc. and Marlow Planning Board

The developed areas are shown on the Existing Land Use Map, showing the approximate amount of land actually being used rather than by the property lines of each individual use. This method, for example, shows a farmhouse as developed, in lieu of the entire farm appearing as developed. This technique avoids a false visual impression and allows for better evaluation of the land that remains vacant and potentially available for future development.

TABLE 16
Developable Land
Marlow 2000

<u>Land Category</u>	<u>Developed Acres</u>		<u>Undeveloped Acres</u>		<u>Total Acres</u>	
	<u>Area</u>	<u>Percent</u>	<u>Area</u>	<u>Percent</u>	<u>Area</u>	<u>Percent</u>
Surface Water	--	--	265	1.7%	265	1.6%
Wetlands	160	9.8%	1,953	12.8%	2,113	12.5%
Greater than 15% slope	185	11.3%	5,815	38.0%	6,000	35.5%
Development Constraints	210	12.8%	5,290	34.6%	5,500	32.5%
Agricultural Soils	300	18.4%	1,500	9.8%	1,800	10.6%
Developable Land	489	29.9%	464	3.1%	953	5.6%
Road Network	291	17.8%	--	--	291	1.7%
Totals	1,635	100.0%	15,287	100.0%	16,922	100.0%

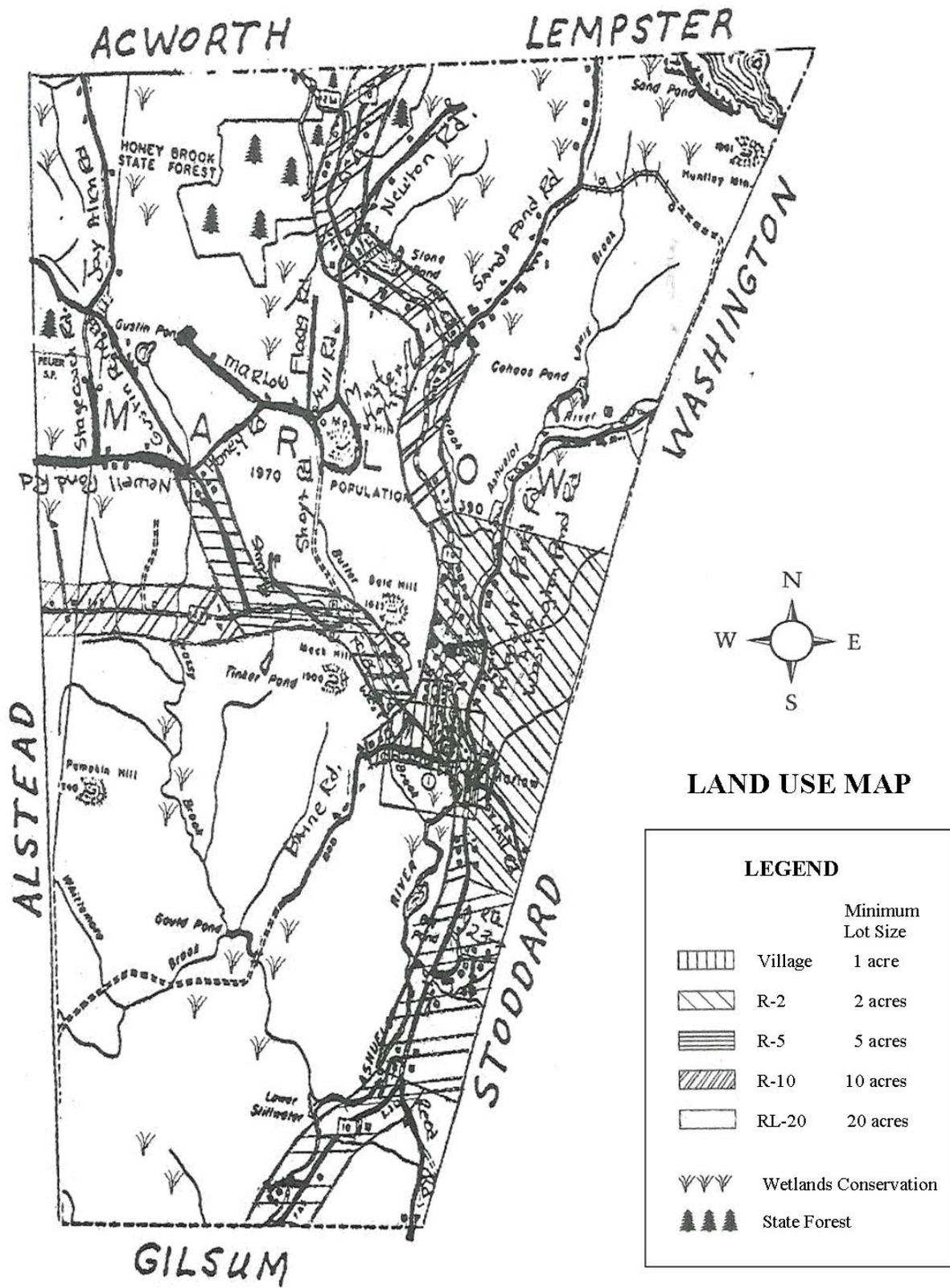
Source: Municipal Resources, Inc. and Marlow Planning Board

TABLE 17
Land Conversion
Marlow 1950-2000

<u>Land Use</u>	<u>1950 Land Area</u>	<u>1950 % of Total Area</u>	<u>1970 Land Area</u>	<u>1970 % of Total Area</u>	<u>2000 Land Area</u>	<u>2000 % of Total Area</u>
Agriculture	736	4.4%	406	2.4%	211	1.3%
Idle	399	2.4%	330	2.0%	287	1.7%
Forested	13,039	78.3%	13,388	80.4%	13,503	81.1%
Developed	226	1.4%	276	1.7%	399	2.4%
Other	2,257	13.5%	2,257	13.5%	2,257	13.5%
Totals	16,657	100.0%	16,657	100.0%	16,657	100.0%

Source: Municipal Resources, Inc. and Marlow Planning Board

One of the major purposes of this plan is to manage future growth in a manner as to accommodate both the desire of the town to protect and preserve open space and the increasingly evident need to preserve its agricultural land.



Two past trends are evident. First, land is being withdrawn from agricultural use and being directed or allowed to return to a forested or idle use. From 1950 to 1970, this equaled 330 acres, or 45% of all agricultural land. This trend has continued to 2000, with an additional 287 acres of agricultural land being withdrawn from use since 1970, though recent anecdotal evidence suggests that this situation may have stabilized. Secondly, there has been an increase of developed land, as required to absorb population growth. From 1950 to 1970 this increase of developed land equaled 50 acres, an increase of 2.5 acres per year. From 1970 to 2000, this growth of developed land equaled 125 acres, an increase of 4.1 acres per year.

Based on the assumption contained in the Population section of this report, Marlow can expect the arrival of almost 50 new households during the next 20 years. At two acres per household, the conversion of land over this period will add approximately 100 acres of developed land. This development will cause a 100-acre loss from the agricultural or forested land categories.

Because there is an abundance of open, potentially developable land in Marlow, it is important that the plan manage future growth so as not to damage the existing character of the community by condoning or encouraging haphazard and fragmented growth patterns. At the same time, there is a continuing desirability to preserve open space and perpetuate the present natural setting of the town.

The most cost-effective and efficient locations for residential growth are in close proximity to the town's service center and along existing highly accessible and well-maintained roads. The constraints of wetlands and probable land availability, however, limit expansion potential in the immediate town center and south along Route 10. As a result, residential expansion is projected for the general area of Marlow Hill; along Route 123 from Gustin Pond Road to Alstead; along Gustin Pond Road to Newell Pond Road; along Sand Pond Road; and along West Shore Road, as shown on the following map. The remainder of the town will be designated for large lot development in order to direct the bulk of the future residential development into those areas most beneficial to the town in terms of its location. This pattern, of course, recognizes the desire to manage subdivision development, and accepts the fact that continued individual home development would occur throughout town in accordance with the requirements and limitations of state and town regulations.

Commercial land use in town has been planned to increase in stride with the growth of the town's population, since the bulk of commercial activity is envisioned as servicing the townspeople and being located within, or in close proximity to the present village center. Given Marlow's small population base, the amount of commercial activity will remain minor.

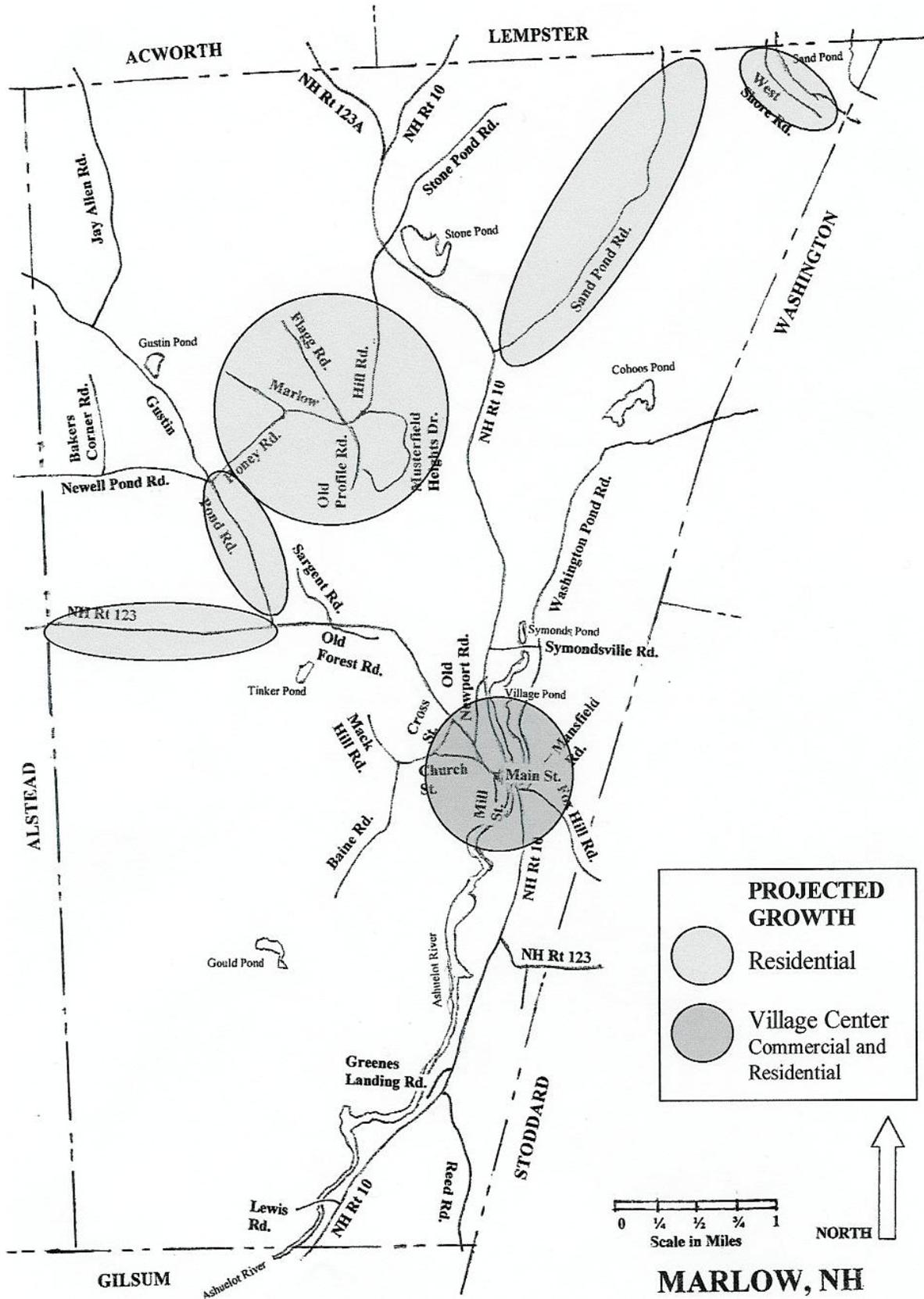
Commercial uses, as they occur, are expected to fill in vacant spaces as they presently exist, or may occur, in the village center, along with the full range of uses that are presently found at that location. This development pattern will continue a historical trend of growth in the community and will maintain commercial activity in the logical location that is the focal point of the town, generally that area where Route 123 intersects Route 10.

Since the townspeople are most interested in maintaining the present rural character of the community, it is not anticipated that a climate to attract major commercial development will be provided by the town. Because Marlow is serviced by a very good state highway network, it is felt that opportunity exists for limited commercial development geared to the traveling public. For this reason, lands directly abutting a state highway will be considered for commercial use under strict control and on a project-by-project basis.

Although industrial development in Marlow is very modest at the present time, accommodation for expansion of the industrial base should be given. Again, due to favorable highway access, consideration will be given to requests for light industrial activities, provided that they have frontage on a state highway, that they are completely compatible with adjacent properties, and that they do not detract from the essential rural character of the town.

There is no indication of the need for expansion in other land use categories. The continuance of the traditional "home occupations" will undoubtedly accommodate much of the requirement for small, locally oriented businesses and service activities.

Another tool in managing growth in the community is the designation of Class VI roads, since building permits cannot be issued on such roads. These roads, however, should be retained for potential future access.



TRANSPORTATION

Transportation Goal

To promote the development of a cost effective transportation system which will adequately meet the mobility needs of Marlow residents.

Transportation Policies

- Budget for ongoing maintenance to extend the life of town roads.
- Maintain the current level of snow removal service.

Current Data and Projections

Marlow has about 36 miles of roads that are maintained by the town or the state. There are 8.58 miles of roads on the state primary system Route 10, and 4.18 miles on the state secondary system, which includes Routes 123 and 123A. In addition to these state roads running through town, Marlow maintains 23.03 miles of town road. Marlow's town-maintained roads are designated Class V. Of the 23 miles of those roads, almost 7 miles, or 30%, are not paved. This fact is relevant to the town's desired rural character. As the town becomes more urban, however, there will be an increased demand to pave these roads. This situation is also important to the town's budget, where the initial capital costs for road construction versus the differing maintenance requirements and their respective annual costs must be considered.

Research by the Planning Board indicates that there are 16.5 miles of these non-maintained roads in town. These Class VI roads include "discontinued highways", highways which have been closed "subject to gates and bars", and all roads which have not been "maintained and repaired by the town in suitable condition for travel thereon for five successive years", (RSA 230:4). The Planning Board may review these roads in considering areas of future growth and development in Marlow, both in light of possibly upgrading to Class V, town maintained roads, or possibly discontinuing them or a portion thereof, or to allow them to revert back to the abutters. Typically, it is the Town's policy to retain Class VI roads for their potential future use. The designation of a road as Class VI precludes the possibility of development along that road because RSA 36:26 prohibits, except under specific circumstances, towns from issuing building permits on roads which do not enjoy the status of a public way by virtue of having status of Class V or better. This is an important distinction and can save the town money in the long run if the status of the roads to different areas of town is carefully considered along with the desirability of intensive development in these areas. Marlow's Class VI roads are not shown on this plan's maps, but are shown on other town base maps. The road mileage in these various categories and the surface types are enumerated in Table 18.

TABLE 18
Roads and Surfaces
Marlow

	Total Owned	Primitive	Gravel	Paved	Total Maintained
State Highways					
Class I (Primary)	8.58	0.0	0.0	8.58	8.58
Class II (Secondary)	4.18	0.0	0.0	4.18	4.18
Class III (Recreational)	0.0	0.0	0.0	0.0	0.0
Total State Highways	12.76	0.0	0.0	12.76	12.76
Town Roads					
Class IV (Urban Compact)	0.0	0.0	0.0	0.0	0.0
Class V (Town)	23.03	0.0	6.96	16.07	23.03
Class VI (not maintained)	16.50	16.50	0.0	0.0	0.0
Total Town Roads	39.53	16.50	6.96	16.07	23.03
Total State and Town Roads	52.29	16.50	6.96	28.83	35.79

Source: NH Department of Transportation

Although Marlow collects no traffic statistics on its or the State's roads, the New Hampshire Department of Transportation collects and publishes traffic count information (average daily traffic) for specific spots on the state roads which pass through Marlow, and occasionally for town roads. These traffic flows are indicated in Table 19.

TABLE 19
Traffic Volume: Average Daily Traffic (ADT)
Marlow

Count Location	1980	1996	1997	1998	1999	2000
NH 10 at Gilsum-Marlow Town Line	1,100					
NH 10 north of Symondsville Road		1500	--	--	--	--
NH 10 over Ashuelot River		--	--	2200	2100	--
NH 10 north of Old Newport Road		1600	--	--	--	--
NH 10 south of Sand Pond Road		--	1600	1400	--	--
NH 10 north of Sand Pond Road		1200	--	--	--	--
NH 10 at Lempster-Marlow Town Line	600	--	1200	1100	1100	--
NH 123A at Acworth-Marlow Town Line		--	280	--	--	270
NH 123 at Stoddard-Marlow Town Line	300	--	780	780	810	--
NH 123 west of NH 10		--	880	--	--	780
Gustin Pond Rd north of Newell Pond Rd		--	80	--	--	--
Symondsville Road over Ashuelot River		--	80	--	--	80

Source: NH Department of Transportation

Road maintenance and winter plowing of State roads is undertaken by the New Hampshire Department of Transportation. In the Marlow area, they operate from a facility on NH Route 10, north of Marlow's village center. Road maintenance and winter plowing of town roads are undertaken by Marlow's Road Agent and the highway crew. They operate from the Town Barn, located just off Route 123, west of Marlow's village center. Town road maintenance equipment includes three dump trucks with plows and sanders, one backhoe, one road grader and one surplus truck outfitted with a sander. This latter, the sander truck, was a surplus military vehicle and will continue to be utilized, but is not to be replaced. The resulting complement of three trucks, backhoe and grader are deemed sufficient for road maintenance and winter plowing for now and the foreseeable future.

TABLE 20
Marlow Road Equipment

Description	Year Purchased	Model Year	Model	Fuel	Mile/Hrs.	Anticipated Life	Replace Cost (2000 dollars)
Dump w/plow & sander	--	1955	Mack	G		10 yrs	\$84,000
Dump w/plow & sander	1993	1993	International	D	50,393	10 yrs	\$84,000
Dump w/plow & sander	1998	1998	International	D	24,382	10 yrs	\$84,000
Backhoe/loader	2001	2001	New Holland	D	651 hr	15 yrs	\$65,000
Grader	2000	1998	Caterpillar	D	1765 hr	20 yrs	\$200,000
Sander Truck	--	1955	Rio	G	--	--	Not Replaced

Source: Marlow Road Agent

Town road projects are typically those that properly maintain Marlow's roads. This includes summer ditching work, culvert replacement and shoulder reconstruction, all of which are included as operation costs within the department's budget. Capital projects for road maintenance include specific road improvements of a more costly nature such as a road reconstruction or an annual resurfacing project. This latter is a planned appropriation of \$25,000 for the 2002 budget. This amount as an annual capital cost is considered sufficient for the 16.07 miles of paved class V town roads, as long as annual ditch and culvert maintenance is also completed via the operating budget. The one long-range resurfacing project in town that will require advance planning and appropriation is the gradual improvement of Honey Road on Marlow Hill. It is planned to level and pave portions of the road, over the course of several years, appropriating a certain amount each year until it is completed.

Source: Marlow Road Agent

HISTORIC PRESERVATION

Historic Preservation Goal

To promote historic preservation through education, public policy, and private economic reinvestment in and continuing productive use of historic structures, as well as through selected public ownerships of historic structures.

Historic Preservation Policies

- Protect structures in the historic village center and other historic structures.
- Discourage demolition of historic structures.
- Seek inclusion of Murray Hall and other structures on the State and Federal Registers of Historic Places.
- Investigate the potential of a local Heritage Commission under RSA 674:44a and Historic Districts under RSA 674:45.

Current Data and Projections

In addition to the rural character, defined by agricultural and forestry land uses, historic structures are a critical part of the built environment in defining the town's full character. Such structures also provide a sense of place for a town's residents and visitors through the visible evidence of historic continuity. In Marlow, the primary organization responsible for historic preservation is a private, not-for-profit organization, the Marlow Historical Society.

The Marlow Historical Society owns an historic horse-drawn hearse and the Hearse House in which it is stored. They have also recently become the owner of Murray Hall. (See the following section: Public and Public-Use Facilities.) In addition to ownership and preservation of historic structures, the Society provides historic preservation education, encourages related public policy and private economic reinvestment in and continuing productive use of historic structures.

PUBLIC AND PUBLIC-USE FACILITIES

Public Facilities Goal

To provide for growth that is managed by the town occurring in an orderly and efficient manner, which does not cause the need to provide services that can outstrip the town's ability to pay for them.

Public Facilities Policies

- Encourage more use of public buildings such as the school or town hall for various community or recreational activities.
- Ensure that the public is informed and participates in town government decision-making and policy formulation on a more involved basis than just the town meeting.
- Budget for maintenance of the Town's facilities, extending their life and usefulness.
- Continue to add to the Public Works facilities as needs arise.
- Plan to meet the need for a Public Safety Facility within the next five to seven years.

Current Data and Projections

Public buildings in Marlow include a town hall (Jones Hall), town offices, a library (Jones Hall), a fire station, police station, highway garage, the John Perkins Elementary School, and the Abby Patria Memorial Park and Gazebo. These facilities are deemed to be sufficient for the town's current needs, with one exception. There is currently no covered parking for the ambulance. This is probably best provided through an addition onto the police station, as there is very little space at the current fire station.

There has been discussion about a public safety building. This facility is envisioned to include two bays, one each for ambulance and police vehicle, and approximately 2,000 square feet of office, meeting and storage space. The best location for this facility has not been determined, but should be central to Marlow's population and have direct access to either NH 10 or NH 123. To date, however, the unavailability of land and the facility's less-than-critical need as long as Marlow's population remains under 1,000 has put this project on hold.

Public-use facilities include those owned or controlled by the Marlow Historical Society. These facilities include the Hearse House in which is stored an historic horse drawn hearse, and Murray Hall. Murray Hall was earlier utilized as the Grange Hall, but is now owned by the Historical Society. The Society has applied for renovation grant funding. It is

envisioned that Murray Hall will function as a community center, providing space for multiple community functions such as Girl Scouts, Boy Scouts and the 4-H Club.

Another public-use facility is the Odd Fellows Building. This building has public spaces on the first floor with the lodge spaces above. The public spaces are available for a donation, in lieu of a rental fee.

Public-Use Facilities Goal

To encourage the retention and renovation of private facilities that might also serve public needs.

Public-Use Facilities Policies

- Take advantage of public-use facilities to provide for additional meeting and activity spaces for town residents.

EDUCATION

Education Goals

To provide a high quality education to Marlow's students.

To make efficient use of public facilities from the Town's perspective.

Education Policies

- Work with the School Board and cooperate whenever possible.

Current Data and Projections

Currently, there is one elementary school for grades K-6 in Marlow. Middle School and High School facilities are provided through the City of Keene. Regional Technology Centers include the Chester Center of Applied Science at Fall Mountain High School, Langdon. The nearest Community college is in Claremont, and the nearest colleges and universities include Keene State and Antioch New England, also located in Keene.

All of these institutions have their governance and control outside of Marlow. As a result Marlow is primarily concerned with these institutions as they affect the town. A good relationship with the regional School Board means that the elementary school building is available for Marlow's town meeting and other public gatherings. The grounds, themselves, are available for recreation.

PUBLIC PROTECTION

Public Protection Goal

To provide for appropriate fire, police and ambulance protection.

Public Protection Policies

- Remain involved in the state's 9-1-1 addressing and dispatching for the community.
- Continue to encourage and support volunteers for fire and ambulance service.
- Appropriate funds as needed to maintain or improve related equipment.

Current Data and Projections

Table 22 lists the fire and police vehicles, their condition, expected life and replacement cost in 2000 dollars. The vehicle indicated as "not replaced" is in excess of the department's vehicle allowance and is, therefore, surplus to the department's requirements.

TABLE 22
Marlow Public Protection Equipment

Description	Year Purchased	Model Year	Model	Fuel	Mile/Hrs.	Anticipated Life	Replace Cost (2000 dollars)
Class A Pumper	1985	1985	Ford 850	G	8,781	10 yrs	\$200,000
Pumper	1965	1965	International	G	6,024	10 yrs	\$200,000
Ambulance	1989	1989	Ford 350	D	5,1688	10 yrs	\$125,000
Forestry Truck	1972	1952	Dodge	G	15,256	20 yrs	\$80,000
Police Patrol -Crown Vic							Not Replaced
Police Patrol	2002	2000	Ford-Explorer	G	26,000	3 yrs	\$26,000

Source: Municipal Resources, Inc. and Marlow Selectmen, and Police and Fire Chiefs

RECREATION

Recreation Goal

To preserve the unique and natural areas in Marlow as open space, recreational and other resources, particularly the Ashuelot River which represents a tremendous recreational asset, as it passes through town.

Recreation Policies

- Identify and preserve recreational assets.
- Keep road rights-of-way in public ownership, i.e. retain class VI roads, for use as recreational trails.
- Promote open space and buffer area to maintain rural charm and scenic assets of Marlow.
- Consider the appointment of a recreation committee to oversee the present programs, provide a force for more organized programming, and direct any new projects to expand recreational opportunities in the town.

Current Data and projections

A formalized play area for the use of young children is a present need that might be met adjacent to a community center, or might be incorporated into a playfield facility located closer to the village center where the concentration of population resides. In terms of indoor recreation, see the preceding Section, "Public and Public-Use Facilities."